



## MEMORANDUM

### MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

*We strive to be caring, professional and fair*

To: Planning Commission

From: Tiffany Stankiewicz, Development Administrator

Through: Townsley Schwab, Sr. Director of Planning & Environmental Resources *TS*

Date: September 14, 2009

Subject: Residential Dwelling Unit Evaluation Report for Quarter 1, Year 17  
Big Pine/No Name Key Subarea for Applicants ranked 2 thru 47.

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**Meeting Date: December 16, 2008 continued to February 11, 2009 continued to September 23, 2009**

1 This report has been prepared pursuant to Section 138.26 of the Land Development Regulations  
2 (LDRs). The proposed Big Pine/No Name Key Subarea residential dwelling unit rankings  
3 attached to this report is for the first quarter of year seventeen which covers the period July 15,  
4 2008, through October 14, 2008 for applicants ranked 2 thru 47.

5  
6 **I) BACKGROUND UPDATE:**

- 7
- 8 A. On December 16, 2008, the Planning Commission approved one Market Rate allocation  
9 and deferred the recommendation and action to the applicant in Tier 1 (ranked number 2)  
10 and other applicants to the February 11, 2009, Planning Commission meeting.
- 11
- 12 B. On January 6, 2009 the Development Review Committee reviewed and discussed,
- 13

14 **AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY**  
15 **COMMISSIONERS ADOPTING AMENDMENTS TO THE MONROE**  
16 **COUNTY 2010 COMPREHENSIVE PLAN TO REVISE SECTIONS OF**  
17 **THE LIVABLE COMMUNIKEYS MASTER PLAN FOR BIG PINE KEY**  
18 **AND NO NAME KEY; CLARIFYING SECTIONS INCONSISTENT**  
19 **WITH THE HABITAT CONSERVATION PLAN AND MONROE**  
20 **COUNTY CODE; PROVIDING FOR SEVERABILITY AND REPEAL OF**  
21 **INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO**  
22 **THE SECRETARY OF STATE AND THE DEPARTMENT OF**

1 **COMMUNITY AFFAIRS; AND PROVIDING FOR AN EFFECTIVE**  
2 **DATE.**  
3

4 Additionally, on January 7, 2009 the Planning Commission approved this Ordinance with  
5 changes. On January 26, 2009 the Board of County Commissioners (BOCC) approved the  
6 transmittal of the Ordinance to the Department of Community Affairs (DCA). On January  
7 30, 2009, the Ordinance was transmitted to the Department of Community Affairs. On April  
8 7, 2009 the DCA had Objections, Recommendations & Comments (ORC) to the proposed  
9 amendment. On June 2, 2009, the BOCC approved Ordinance 020-2009 adopting  
10 amendments to the Monroe County 2010 Comprehensive Plan to revise sections of the  
11 Livable Communikeys Master Plan for Big Pine Key and No Name Key. On August 17,  
12 2009, this ordinance became effective.  
13

- 14 C. The Big Pine Key and No Name Key Subarea is limited in the number of Tier I allocation  
15 awards. The LCP limits allocation awards in Tier 1 to no more than five percent of all  
16 residential units permitted over the twenty year planning period (**10 units**) or a total of  
17  $H = 0.022$ , whichever results in the lower  $H$ . The HCP states "New residential  
18 development in Tier 1 areas will be limited to no more than five percent of all residential  
19 units permitted over the 20-year period (**ie., a maximum of 10 units**) or a total  $H = 0.022$   
20 (two percent of the total  $H$ ), whichever results in a lower  $H$ ". Additionally, the ITP states  
21 "New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas will be  
22 limited to no more than five percent of all residential units permitted over the 20-year life  
23 of the HCP (**ie., a maximum of 10 units**) or a total  $H = 0.022$  (two percent of the total  $H$ ),  
24 whichever results in a lower  $H$ ". Furthermore, the ITP states "No new development other  
25 than single-family residential and accessory uses will be permitted in Tier 1 areas. The  
26 total  $H$  of all development in Tier 1 will not exceed  $H = 0.022$ ".  
27

28 The previous report indicated four (4) Tier 1 allocation/permits issued in the 20-year  
29 planning period which has a current total of 0.0064  $H$  counted against the limit of  
30  $H = 0.022$ . However, Ordinance 020-2009 amended the allocation awards in Tier I to no  
31 more than five percent of all residential units. Additionally, development in Tier 1 is  
32 tracked from December 27, 2004, the effective date of the Livable CommuniKeys Plan.  
33 Based on the amendment staff will provide an update in the next quarterly report.  
34  
35

36 **II) UPDATE OF ALLOCATION AWARD:**  
37

38 Monroe County Section 138.24 allows a total of 10 allocations per year (8 Market Rate and 2  
39 Affordable Housing). Market rate is divided into four quarters in a year. The two affordable  
40 housing allocations were reserved based on BOCC Resolution 077-2008. Therefore, this quarter  
41 had two market rate allocations available and zero affordable housing allocations. On December  
42 16, 2008, the Planning Commission approved one allocation award, which leaves one more  
43 available for release in this quarter.  
44  
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- 1
- 2 **III) RECOMMENDATION:**
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- 4 Staff recommendation is to approve market rate allocation from this quarter to the applicant in
- 5 Tier 1 (ranked number 2).
- 6
- 7 All other remaining applicants rollover as usual to be considered in the next quarterly evaluation.

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING.**  
**AS PROPOSED BY THE ACTING PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR**  
**BIG PINE KEY AND NO NAME KEY - YEAR 17, QUARTER 1 (JULY 15, 2008 TO OCTOBER 14, 2008)**

Rank	Permit #	Name	Date and Time of Application	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Located on Rabbit No Name	Match Deer Buffer	Key Deer Center	Lot Adj. Tier 2 or 3	Land Ded. to Acq. Fund	AFH Emp	Central Waste	Flood Zone V	First Four Years	Each Add. Years	Total
MARKET RATE DWELLING UNITS																						
1	P	03102594	Humphreys (December 16, 2008)																			
2		07101361	Owens, Don	15-Sep-07	12:16 PM	Big Pine	Port Pine Heights 2nd Add.	5	74	00298520,000000	1	0	0	0	0	0	0	0	0	4	14	
3		04106552	Barnett, John	14-Mar-05	3:03 PM	Big Pine	Tropical Bay	30	N/A	00128890,000000	2	0	0	0	0	0	0	0	0	3	13	
4		05101327	Holroyd, James	21-Apr-05	3:10 PM	Big Pine	Tropical Bay 2nd	1	N/A	00133770,000000	2	0	0	0	0	0	0	0	0	3	13	
5		05103326	Barnett, John	14-Jun-05	3:00 PM	Big Pine	Tropical Bay Estates 3rd Add.	1	N/A	00135100,000000	2	0	0	0	0	0	0	0	0	3	13	
6		05103061	Pinder, Henry	8-Aug-05	3:15 PM	Big Pine	Tropical Bay Estates 3rd Add.	8	5	00138220,000000	2	0	0	0	0	0	0	0	0	3	13	
7		05102824	Perez, Orlando	9-Aug-05	1:40 PM	Big Pine	Tropical Bay Estates 3rd Add.	8	5	00138220,000000	2	0	0	0	0	0	0	0	0	3	13	
8		05102823	Barguen, Juan	8-Sep-05	3:15 PM	Big Pine	Tropical Bay 3rd Add.	23 & 24	N/A	00137220,000000	2	0	0	0	0	0	0	0	0	4	14	
9	@	05101712	Stetsel, Richard	22-Jul-05	3:40 AM	Big Pine	Doctors Arm 3rd Add.	10	N/A	00135733,001100	2	0	0	0	0	0	0	0	0	2	12	
10		05106880	Buell, Guy	22-Dec-05	10:15 AM	Big Pine	Doctors Arm 3rd Add.	5	7	00137990,000000	2	0	0	0	0	0	0	0	0	2	12	
11		05106315	Security First Storage	23-Feb-06	2:30 PM	Big Pine	Doctors Arm 3rd Add.	30	5	00135271,003100	2	0	0	0	0	0	0	0	0	2	12	
12		06100601	Szabo, Peter	28-Feb-06	9:40 AM	Big Pine	Doctors Arm 3rd Add.	26	19	00138400,000000	2	0	0	0	0	0	0	0	0	2	12	
13		06101218	Liu, Hung	25-Jul-06	2:33 PM	Big Pine	Doctors Arm 1st Add.	19	19	00134770,000000	2	0	0	0	0	0	0	0	0	2	12	
14		06101004	Leon, Ernesto	6-Oct-06	2:30 PM	Big Pine	Doctors Arm 2nd Add.	12	19	00135711,002000	2	0	0	0	0	0	0	0	0	2	12	
15		06101002	Fernandez, Juan	6-Oct-06	2:31 PM	Big Pine	Doctors Arm 2nd Add.	12	19	00135711,002000	2	0	0	0	0	0	0	0	0	2	12	
16		06104544	Cabassa, Edward	13-Dec-06	5:00 AM	Big Pine	Eden Pines Colony	12	19	00286070,000000	2	0	0	0	0	0	0	0	0	1	11	
17		06101005	Vasquez, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add. Sec. B	pl 5 & 6	7	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
18		06106156	Hahn, David	31-May-07	8:38 AM	Big Pine	JR Malheur Properties P12	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
19		03105256	Hochstein, Jan	12-Jun-07	10:02 AM	Big Pine	Eden Pines Colony 1st Add.	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
20		06101001	Ojeda, Alex	12-Jun-07	10:00 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
21		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
22		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
23		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
24		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
25		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
26		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
27		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
28		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
29		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
30		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
31		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
32		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
33		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
34		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
35		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
36		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
37		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
38		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
39		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
40		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
41		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
42		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
43		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
44		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
45		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
46		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
47		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
48		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
49		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
50		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
51		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
52		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
53		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
54		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
55		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
56		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
57		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
58		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
59		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
60		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
61		07100945	Alms, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	21 & 22	1	00135712,002100	2	0	0	0	0	0	0	0	0	1	11	
62		07100945	Alms, John	12-Jun-07	10																	